



Green Lane West, Freckleton, Preston PR4 1SL

Asking Price £455,000

- RARE OPPORTUNITY TO PURCHASE THIS IMPRESSIVE THREE BEDROOM DETACHED TRUE BUNGALOW
- POSITIONED WITHIN A VERY SOUGHT AFTER CUL DE SAC IN FRECKLETON
- SOUTH FACING REAR GARDEN GREENHOUSE, POTTING SHED AND STORAGE SHED
- MASTER BEDROOM WITH ENSUITE & WALK IN WARDROBE
- EPC = D
- SPACIOUS ACCOMMODATION THROUGHOUT
- PLEASANT PRIVATE GARDENS NOT OVERLOOKED FRONT AND REAR
- DOUBLE GARAGE AND DRIVEWAY PROVIDE AMPLE OFF ROAD PARKING
- BUILT 1995 - DINING ROOM CAN EASILY BE CONVERTED INTO FOURTH DOUBLE BEDROOM IF RQUIRED
- ***** VIEWING HIGHLY RECOMMENDED !!!!

Green Lane West, Freckleton PR4 1SL

A Rare Opportunity To Purchase This Impressive Three Bedroom Detached True Bungalow, positioned within a highly sought after cul-de-sac in Freckleton. In brief, comprising: Entrance Porch, Reception Hall, Lounge, Dining Room, Dining Kitchen, Utility Room, Separate WC, Three Double Bedrooms - the Master benefitting from an En-suite Shower Room & Walk in Wardrobe and a four piece Family Bathroom complete the ground floor living accommodation. Landscaped gardens to front and rear, not over looked and the rear garden being South Facing. Superb Double Garage with Mezzanine loft storage and Driveway provide ample off road parking. UPVC triple glazing and central heating throughout. EPC = D ***** Viewing highly recommended!!!



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D

Council Tax Band: E

Tenure: Freehold



Entrance Porch

UPVC glazed front door into the entrance porch which opens to a useful cloak area. Glazed inner door to -

Reception Hall

Spacious L shaped reception hall with wood effect flooring, coved ceiling and lights and radiator. Built in storage cupboard. Open plan to dining room and doors to -

Lounge

16'11" x 16'7"

UPVC triple glazed bay window and French doors to the rear with further window to the side. Recessed living flame gas fire to chimney breast, coving, ceiling light and radiator.

Dining Room

12'8" x 10'9"

Could easily be converted into a fourth double bedroom. UPVC triple glazed bay window to the rear, continuous wood effect flooring, coving and radiator.

Dining Kitchen

12'8" x 18'2"

UPVC triple glazed window and door to the rear. A good range of fitted wall and base units including glass displays and downlighters to pelmet, contrasting laminate work surfaces with tiled splashbacks, 1.5 bowl ceramic sink, drainer and mixer tap, inset 5 ring gas hob, illuminated cooker hood and eye level electric oven and microwave. Integrated auto dishwasher and larder fridge, ceiling spotlights, tiled floor and radiator.

Utility Room

9'5" x 6'4"

UPVC triple glazed window and exterior door to the side. A range of fitted wall and base units including contrasting work surfaces with tiled splashbacks. Ceramic Belfast sink and tall mixer tap, tiled splash backs, plumbing for auto washer and dryer, wall mounted condensing combi boiler, ceiling light, coving and loft access hatch. Door to-

Separate WC

UPVC triple glazed obscure window to the rear. Two piece suite comprising - wall mounted hand washbasin with taps and low level WC handle flush. Coving, ceiling lights and tiled floor.

Master Bedroom

12'3" x 12'6"

UPVC triple glazed windows to the front and side. Coving, ceiling light and radiator. Door to a good sized

walk in wardrobe with fitted open displays and hanging rails and light.

En-suite Shower Room

6'0" x 5'10"

UPVC double glazed obscure window to the side. Three piece suite comprising: separate fully tiled floor to ceiling step in shower enclosure with mixer controls and shower attachment on riser rail. Pedestal wash basin with taps and low level WC handle flush. Tile effect vinyl floor, extractor fans, inset ceiling downlighters, coving and radiator.

Bedroom 2

14'11" x 11'6"

UPVC triple glazed window to the side. Fitted wardrobes and drawers including matching bedside units. Coving, ceiling light and radiator.

Bedroom 3

11'8" x 11'6"

UPVC triple glazed window to the front. Coving, ceiling light and radiator.

Family Bathroom

7'6" x 13'3"

UPVC triple glazed obscure window to the side. Four piece suite comprising: Luxury corner bath with brass taps, separate step in shower enclosure fully tiled floor to ceiling, with electric shower controls riser rail and shower attachment. Pedestal wash basin with brass taps and low level WC handle flush. Vinyl flooring, extractor fan, coving, inset ceiling downlighters and radiator.

Double Garage

18'0" x 19'4"

Fantastic brick built double garage with dual up and over doors, UPVC windows to the rear and side and including power points and lighting. Useful mezzanine loft storage and work area.

Exterior

Impressive large plot with landscaped garden to the front, access paths to both sides with security gates and driveway in chipped stone providing ample off road parking. A large south facing garden to the rear, not overlooked, with artificial grass, Yorkshire stone paved patio and paths, flower beds and mature trees and shrubs, water feature and 3 garden taps, 1 hot and 2 cold. Greenhouse, potting shed and storage shed.







Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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